

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR PARCELS L-35, L-39a, L-39b
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24**

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of the Parcels listed hereon, for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>PARCEL</u>	<u>MINIMUM DISPOSITION PRICE</u>
L-35	\$ 24,000
L-39a	500
L-39b	225

ADDRESS	Corner Warren & Regent Streets
AREA	25,469 s.f.
WIDTH	120 feet
DEPTH	200 feet

SITE

Regent Street ACCESS

PARKING 20 CARS

D. U. S.

Type

ZONING / H-1

USE Commercial (Restaurante)

NOTES: PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE. PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
WASHINGTON PARK URBAN RENEWAL PLAN
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

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WASHINGTON PARK URBAN RENEWAL PLAN

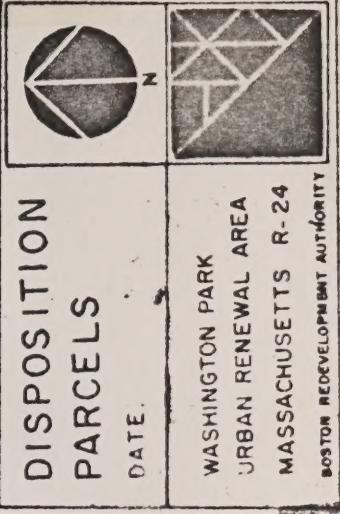
PROJECT NO. MASS. R-24
BOSTON REDEVELOPMENT AUTHORITY

FEbruary 25, 1965.

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DISPOSITION
PARCELS

DATE



June 1, 1972

MEMORANDUM

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
DISPOSITION PARCELS L-35, L-39a, L-39b
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

Disposition Parcel L-35, located at the corner of St. James St., Warren Ave. and Regent St., consists of approximately 25,469 sq. ft. This parcel was originally designated for residential use. On March 12, 1970, the Authority approved a reuse price of \$6,000 for this use. It is requested the Authority rescind the previously approved minimum disposition price for residential reuse and adopt the new minimum disposition price for commercial reuse.

Disposition Parcel L-39 has been sub-divided into L-39a and L-39b. It was originally appraised for residential reuse. On March 12, 1970, the Authority approved a price of \$900 for this use. It is requested the Authority rescind the previously approved minimum disposition price for residential reuse for Parcel L-39 and adopt the new minimum disposition price for Parcels L-39a and L-39b.

Disposition Parcel L-39a has been designated for commercial use as a driveway and/or parking for an abutting commercial establishment. It is located on one-half of 100 Ruthven Street and consists of 2,535 sq. ft.

Disposition Parcel L-39b has been designated for residential reuse as a landscaped yard for an abutting owner. It is located on the remaining one-half of 100 Ruthven Street and consists of 2,859 sq. ft.

These parcels have been reviewed by Larry Smith & Company, Inc., and Peter A. Laudati and Son in accordance with the provisions of the Washington Park Urban Renewal Plan.

On the basis of these appraisals, it is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices summarized on the attached page.

An appropriate Resolution is attached.

Attachment

REUSE APPRAISAL SUMMARY SHEET

<u>Parcel</u>	<u>Reuse</u>	<u>Area (Sq. Ft.)</u>	<u>1st Reuse Appraiser</u>	<u>2nd Reuse Appraiser</u>	<u>Recommended Min. Disp. Price</u>
L-35	Commercial (Restaurant)	25,469	23,000	25,500	24,000
L-39a	Commerical (Driveway & Prkg.)	2,535	500	500	500
L-39b	Residential (Yard Space)	2,859	210	250	225

